



120 East Main | Price, Utah 84501 | (435) 636-3260

FACTORY BUILT HOMES ON PRIVATE LOTS



CARBON COUNTY PLANNING DEPARTMENT

*Dave Levanger, Building Official
435-636-3261*

Lew Korenko, Deputy Building Official 636-3262 Kathy Chatterton 636-3745

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FACTORY BUILT HOUSING PERMIT INSTRUCTIONS

Dear Applicant:

These homes are constructed in a factory and delivered to the job site. Manufactured Homes are sometimes confused with Modular Homes which are constructed to the same codes used in stick built homes. Utah Law defines the two most common factory built homes as:

1. **"Manufactured home"** means a transportable factory built housing unit constructed on or after June 15, 1976, according to the HUD Code, in one or more sections, which:
(i) in the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet; and
(ii) is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.
2. **"Modular unit"** means a structure built from sections which are manufactured in accordance with the construction standards adopted pursuant to Section **58-56-4** and transported to a building site, the purpose of which is for human habitation, occupancy, or use.

Carbon County has adopted codes and ordinances regulating the installation and taxation of manufactured and modular housing. Your manufactured home was constructed to a Federal HUD Standard and is inspected at the factory. These homes bear a HUD label and have been inspected at the factory for compliance with HUD building, plumbing, electrical, and mechanical codes as a unit. Carbon County is responsible to ensure that the home is properly situated on the lot for the zoning district it is located in, the home setup, and the proper connections to utilities. If you have purchased a modular home see the Building Inspector for installation guidelines.

If you are subdividing land to qualify your lot as a legal building lot, you must follow the procedures of the Planning Department for approval of your subdivision. It is important to note that all splits of land are considered a subdivision under Utah Law. Please continue to read this guide to learn the proper materials and codes for installation of your home.

Carbon County will issue permits for HUD labeled homes constructed after June 15, 1976 on permanent foundations on private lots. Homes constructed prior to June 15, 1976 may not be set up in Carbon County.

CHECKLIST

For a permit to install a home on a private lot you will need:

1. A legal description of your property.
2. A site plan drawn to scale that shows the lot dimensions, location of any existing buildings, proposed location of the home, and distance or setbacks from property lines on all sides. Show road location, and North arrow.
3. Evidence of paid water connection to a public supply, or State Water Engineer's approval for a well or spring.
4. Evidence of paid sewer connection to a central system, or an individual wastewater (septic) permit.
5. Foundation plan for home from the manufacturer, or a licensed Utah Architect or Engineer, especially if the home is to be set on a basement.
6. Make, model, serial number and dimensions of home.

Each home will be inspected for compliance with HUD Standards, the manufacturer's installation instructions, and the Building Codes.

If the home is set on a basement and you plan to have a bathroom, provisions must be made to vent the plumbing through the home and roof.

If a street opening is required, a separate permit must be issued from the Road Department to cut the road.

Permanent electrical service will NOT be authorized until the job is complete with blocking, utility connection, tie downs, foundation, landings, stairways, handrails, and final grading for drainage in place and the job inspected and approved for occupancy.

To request an inspection, notify Building Department 24 hours in advance at 636-3260.